

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22101

Property Information

property address: 306 E 23RD ST

legal description: CITY OF BRYAN, BLOCK 29, LOT 3-4 (PTS OF)

owner name/address: RUFFINO FAMILY
LIMITED PARTNERSHIP
601 S GORDON ST
BRYAN, TX 77802-1236

full business name: Vacant

land use category: Public / Semi Public type of business:

current zoning: C-2

occupancy status: 200

lot area (square feet): 4755

frontage along Texas Avenue (feet):

lot depth (feet): 115 ft

sq. footage of building:

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

115 ft 60 to 25 ft (irr)

Improvements

of buildings: 0 building height (feet): # of stories:

type of buildings (specify):

building/site condition: 0

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

N/A

approximate construction date: accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☒ yes ☐ no (specify) carports
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no

of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes:

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

